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Crescent Beach C.A., Inc.
Non-SIRS Components
Marco Island, FL

JOSHUA HARDIN
CAI-RS
00415
DESIGNATION
RESERVE SPECIALIST

Report #: 42050-1
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

October 16, 2024

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

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Crescent Beach C.A., Inc. - Non-SIRS Components — Report #: **42050-1**
Marco Island, FL — # of Units: 117
Level of Service: **Update "No-Site-Visit"** — **January 1, 2025** through **December 31, 2025**

Findings & Recommendations — as of January 1, 2025

Projected Starting Reserve Balance	**$0**
Projected "Fully Funded" (Ideal) Reserve Balance	**$3,164,410**
Percent Funded	**0.0 %**
Required 2025 Special Assessments	**$0**
Minimum 2025 Funding Required to Maintain Reserves above $0 through Year 30	**$796,000**
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30	**$850,000**

Reserve Fund Strength: 0.0% — **Weak** | **Fair** | **Strong**

< 30% | **< 70%** | **> 130%**

X

Risk of Special Assessment: — **High** | **Medium** | **Low**

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . . **2.00 %**
Annual Inflation Rate . . . . **3.00 %**

This document is a "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2023 Fiscal Year. The most recent visual inspection of the property was conducted April 20th, 2023.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 0.0 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2025). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Allocation of Existing Pooled Reserve Funds:

As a result of the passage of Senate Bill 154 in 2023, Florida statutes have been amended to state: "For a budget adopted on or after December 31, 2024, members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not vote to use reserve funds, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g)."

In the event that the association has a single, pre-existing pool of reserve funds, which had heretofore been utilized for both "Structural" and "Non-Structural"(subsequently referred to as General) components, this existing pooled fund must now be allocated into separate pools of funds due to the restrictions upon spending described above. In order to facilitate the generation of separate funding recommendations, this study has allocated any pre-existing pooled reserve funding balances between Structural and General components, in the following manner:

A. The theoretical Fully Funded Balance has been independently calculated for each schedule of components, so as to determine the optimal amount of funds that should be on hand at present for each. (Please refer to the Fully Funded Balance table in this study to review in more detail.) Any existing pooled funds have been prioritized first toward those components identified as Structural, based on the condition that these components may no longer be waived or partially funded in any budgeted adopted on or after December 31, 2024.

B. Once the Structural components have been 100% funded, any leftover funds have been shown as available in the pooled fund for General components.

C. In the event that this allocation results in otherwise-unnecessary special assessments required for General components, some additional funds may be re-allocated to General Reserves at our discretion.

D.Please note--the redistribution or reallocation of existing reserve funds may require a vote of the association's membership. We highly recommend that the association consult their legal counsel and review their governing documents to ensure compliance with all applicable laws and regulations. Association Reserves is not responsible for providing legal advice or determining the necessity of membership votes.

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Minimum Funding Required:

For Florida community associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." It should be noted that while this is often understood to describe “fully funding” of reserves in Florida, this practice is also described in the Community Association Institute’s Reserve Study Standards (RSS) as “baseline funding.” RSS characterizes baseline funding as “establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.”

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above $0 throughout the forecast period.

Recommended Funding Plan:

Our “recommended” funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other “surprise” circumstances.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve funding amounts annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

NOTE: In 2028, we project that the Client should be able to reduce the Reserve contribution amount; however, this one-time reduction is then followed by continuing, subsequent annual increases in the remaining years of the forecast.

Waiving or Partial Funding of Reserves:

Florida statutes state that: “For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g)…” As such, the Association is obligated to fund reserves for these specific components going forward.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	Site and Grounds			
2109	Concrete Curbs & Gutters - Repair	10	4	$20,350
2115	Stamped Concrete - Repair/Recoat	4	2	$51,550
2115	Stamped Concrete - Replace	40	10	$455,500
2120	Paver Walkways/Paths - Replace	30	14	$13,750
2123	Asphalt - Seal/Repair	4	3	$14,200
2125	Asphalt - Resurface	20	1	$119,000
2143	Chain Link Fencing - Replace	25	19	$5,150
2169	Signs/Monument - Refurbish/Replace	20	9	$12,900
2171	Flag Pole - Replace	30	9	$5,150
2175	Pole Lights (Parking) - Replace	20	5	$69,500
2179	Landscape Lights - Replace	10	8	$7,725
2185	Landscaping - Refurbish/Renovate	10	8	$77,250
2188	Beach Walkover - Replace/Rebuild	20	0	$318,000
2309	Tiki Huts – Refurbish/Re-Thatch	5	1	$30,400
2580	Fire Hydrants (2021) - Replace	20	16	$10,320
2580	Fire Hydrants (Older) - Replace	20	0	$10,320
2581	Backflows (Fire/Water) - Replace	20	14	$23,200
2591	Irrigation System - Repair	10	8	$103,200
2600	Utility Cart - Replace	15	8	$20,600
2827	Beach Sand - Replenish	5	2	$25,750
2828	Drinking/Water Fountains - Replace	10	1	$3,605
	North Garage (Non-SIRS)			
2305	Garage Lights - Replace	15	9	$6,490
	South Garage (Non-SIRS)			
2305	Garage Lights - Replace	15	9	$16,250
2326	Pedestrian Gates - Replace	20	14	$4,635
2326	Stairwell Railings - Replace	30	6	$5,615
2829	Sport Court Benches - Replace	10	0	$4,640
2830	Tennis/Pickleball Nets - Replace	10	4	$13,400
	Tower - Exteriors (Non-SIRS)			
2303	Exterior Lights - Replace	20	6	$61,550
2303	Flood Lights - Replace	15	0	$5,410
2306	Awning/Shade Canopies - Replace	10	8	$41,450
2308	Awning/Canopy Frames - Replace	30	28	$101,700
2311	Tile Decking (Ground) - Replace	20	13	$72,450
2743	Exterior Furnishings/Décor -Replace	10	3	$10,285
	Tower - HVAC & Cooling Tower			

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2522	HVAC - WSHP (Exercise) - Replace	15	14	$7,250
2522	HVAC - WSHP (Fitness) - Replace	15	4	$7,725
2522	HVAC - WSHP (Lobby) - Replace	15	10	$12,900
2522	HVAC - WSHP (Office) - Replace	15	8	$8,755
2522	HVAC - WSHP (Pump Rm) - Replace	15	14	$5,900
2522	HVAC - WSHP (Social) - Replace	15	10	$12,900
2536	Heat Exchanger - Replace	20	0	$20,600
2537	Cooling Tower - Repair/Refurbish	25	17	$51,550
2538	Cooling Tower - Replace	25	2	$611,500
2539	Condensed Water Pumps – Replace	20	0	$67,000
	Tower - Mechanical/Electrical/Plumbing			
2501	Intercom/Entry System - Replace	15	0	$6,440
2503	Access Control System - Replace	15	12	$20,600
2505	Automatic Door Operators - Replace	15	9	$12,385
2513	Traction Elevators - Modernize	25	1	$830,000
2517	Elevator Cabs - Remodel	20	9	$61,800
2532	Exhaust Fans - Replace	15	11	$21,650
2540	Variable Frequency Drives - Replace	10	0	$19,350
2541	Trash Containers - Replace	10	7	$18,550
2541	Trash Sorter/Compactor - Replace	20	17	$96,300
2542	Trash Chute - Replace	50	14	$86,500
2542	Trash Chute Doors - Replace	50	14	$10,055
2543	Surveillance System - Replace	10	1	$37,100
2571	Boiler - Replace	20	6	$41,250
2573	Water/Bladder Tanks (2021) -Replace	20	16	$6,180
2575	Domestic Water System - Replace	20	3	$30,950
2600	Floor Scrubber - Replace	10	0	$12,350
3055	Hydraulic Lift (Trash) - Replace	10	0	$18,550
	Tower - Common Interiors			
2343	Stairwell Interiors/Railings -Paint	14	0	$27,450
2719	Suspended Ceilings - Replace	40	13	$15,000
2721	Mailboxes - Replace	30	23	$17,550
2725	Fitness/Exercise Rooms - Remodel	20	13	$20,600
2726	Fitness Equipment - Partial Replace	5	1	$12,000
2743	Interior Furnishings/Décor -Replace	10	3	$10,285
2750	Lobby - Remodel	20	13	$92,550
2752	Office - Remodel	15	11	$15,450
2753	Social Room/Area - Remodel	20	13	$103,200
	Swimming Pool			
2748	Ice Machine - Replace	10	0	$5,150
2763	Pool Deck Furniture - Replace	8	3	$27,350
2769	Pool Deck (Pavers) - Resurface	30	5	$53,300

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2773	Swimming Pool/Spa - Resurface	12	5	$41,250
2781	Pool Heater (2019) - Replace	5	0	$8,240
2781	Pool/Spa Heaters (2023) - Replace	5	3	$16,450
2787	Pool Equipment - Repair/Replace	5	2	$7,725
	Professional Engagements			
2060	Reserve Study - Annual Update	1	0	$3,610
2062	Milestone Inspection	10	0	$25,750
78	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

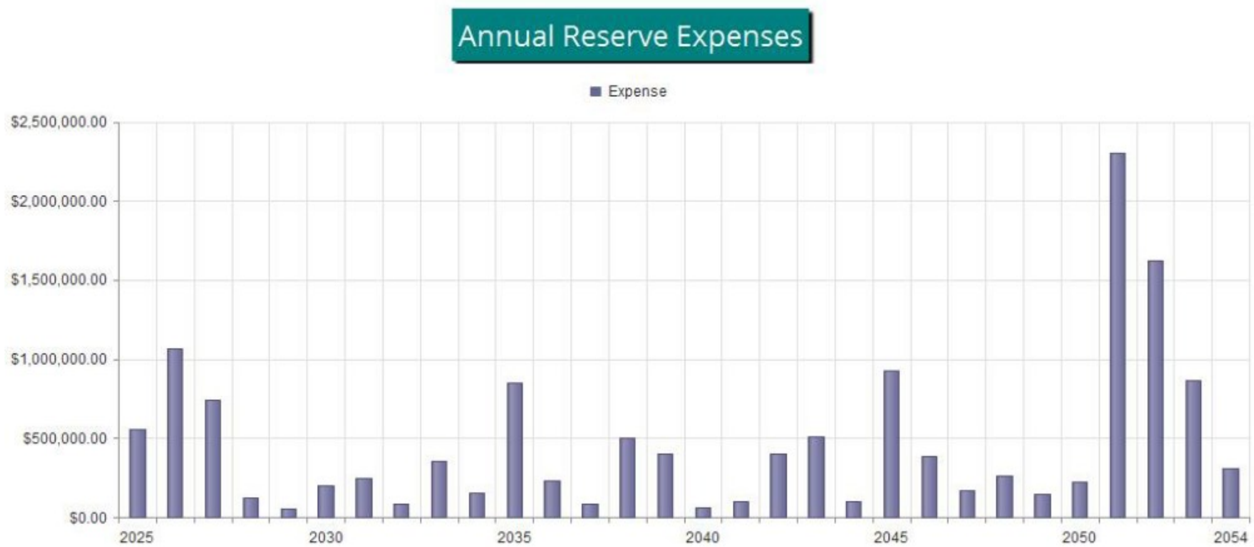


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $0 as-of the start of your Fiscal Year on 1/1/2025. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding amounts and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $3,164,410. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of $850,000 in the upcoming fiscal year. At minimum, the Association must budget $796,000 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

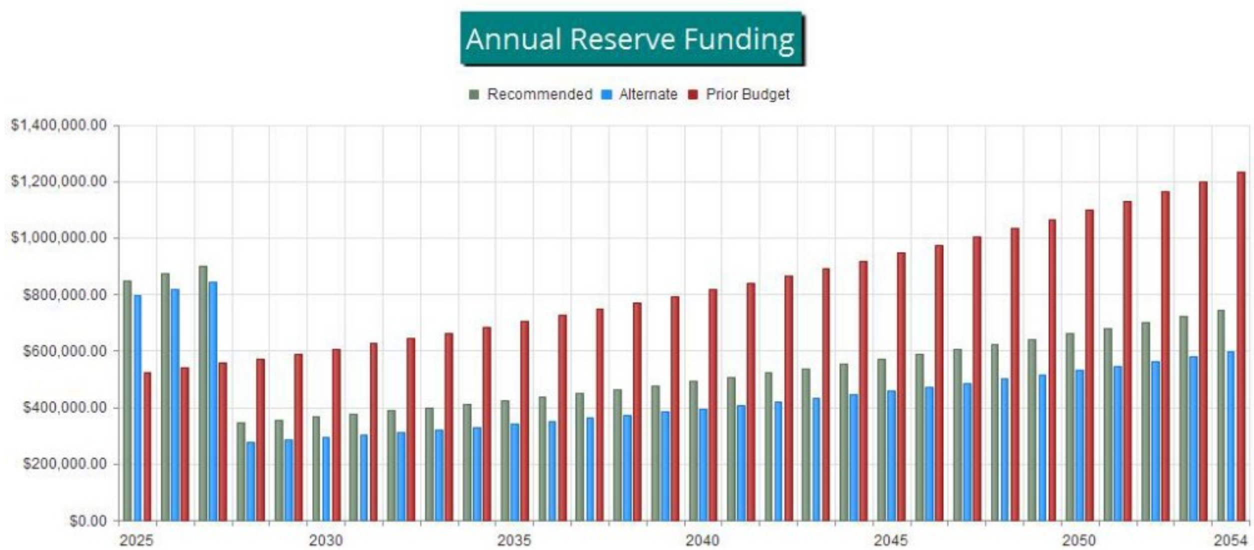


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current funding rate, all compared to your always-changing Fully Funded Balance target.

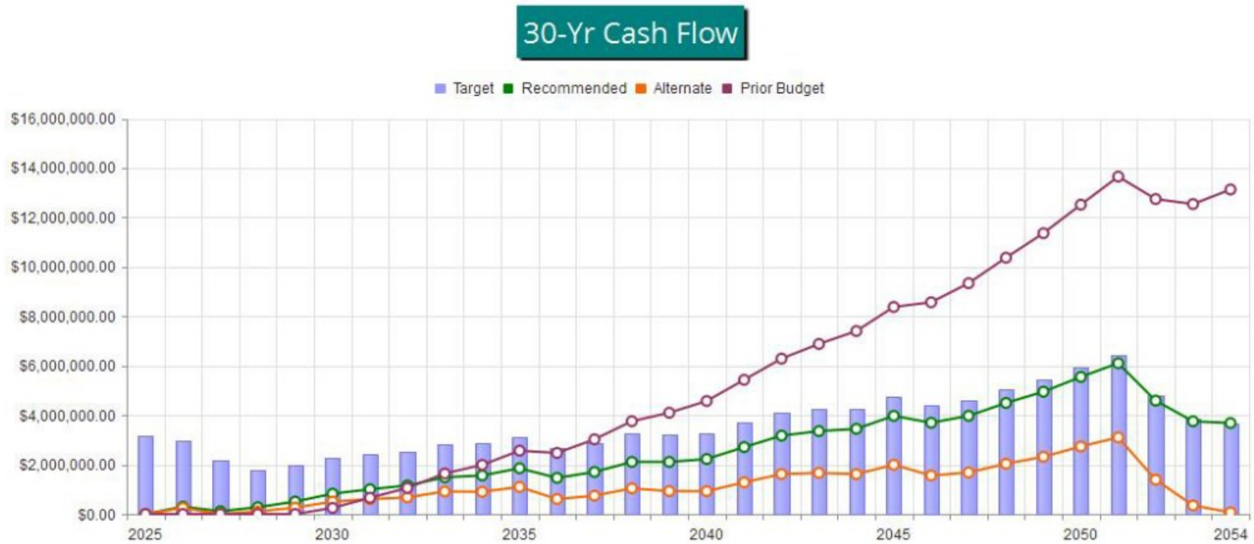


Figure 3

This figure shows the same information described above, but plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

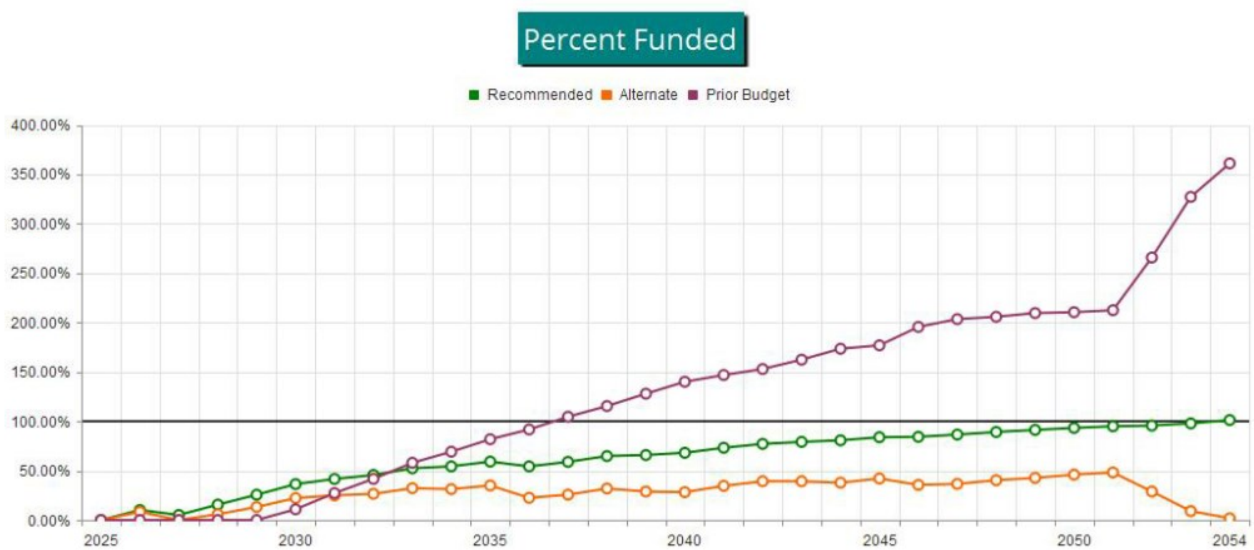
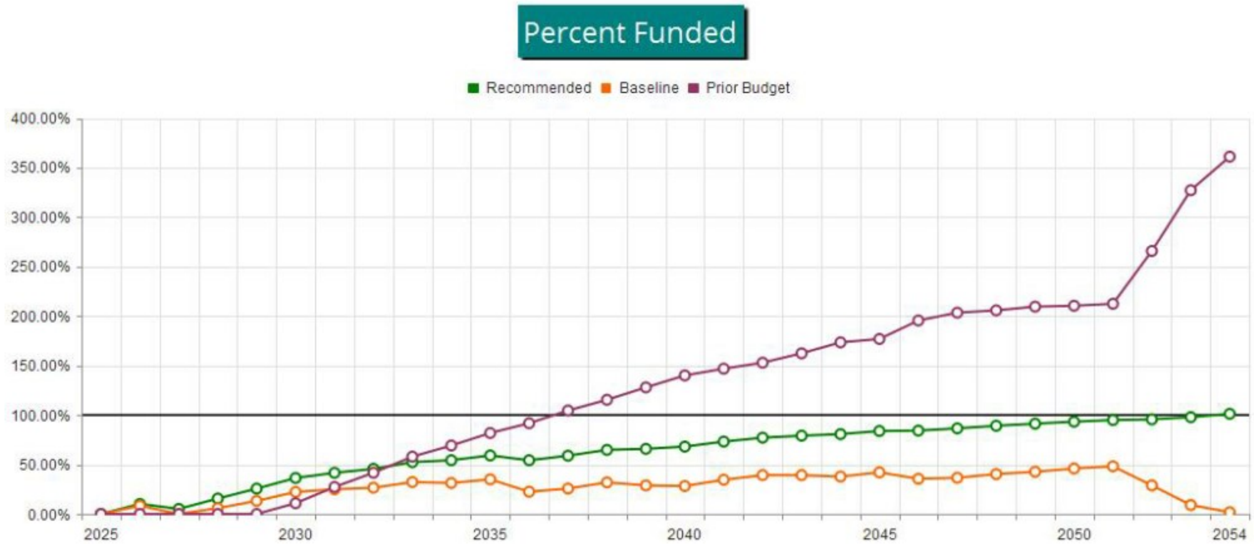


Figure 4



Percent Funded
Recommended
Baseline
Prior Budget
400.00%
350.00%
300.00%
250.00%
200.00%
150.00%
100.00%
50.00%
0.00%
2025
2030
2035
2040
2045
2050
2054

Figure 5

Table Descriptions

Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	Site and Grounds							
2109	Concrete Curbs & Gutters - Repair	$20,350	X	6	/	10	=	$12,210
2115	Stamped Concrete - Repair/Recoat	$51,550	X	2	/	4	=	$25,775
2115	Stamped Concrete - Replace	$455,500	X	30	/	40	=	$341,625
2120	Paver Walkways/Paths - Replace	$13,750	X	16	/	30	=	$7,333
2123	Asphalt - Seal/Repair	$14,200	X	1	/	4	=	$3,550
2125	Asphalt - Resurface	$119,000	X	19	/	20	=	$113,050
2143	Chain Link Fencing - Replace	$5,150	X	6	/	25	=	$1,236
2169	Signs/Monument - Refurbish/Replace	$12,900	X	11	/	20	=	$7,095
2171	Flag Pole - Replace	$5,150	X	21	/	30	=	$3,605
2175	Pole Lights (Parking) - Replace	$69,500	X	15	/	20	=	$52,125
2179	Landscape Lights - Replace	$7,725	X	2	/	10	=	$1,545
2185	Landscaping - Refurbish/Renovate	$77,250	X	2	/	10	=	$15,450
2188	Beach Walkover - Replace/Rebuild	$318,000	X	20	/	20	=	$318,000
2309	Tiki Huts – Refurbish/Re-Thatch	$30,400	X	4	/	5	=	$24,320
2580	Fire Hydrants (2021) - Replace	$10,320	X	4	/	20	=	$2,064
2580	Fire Hydrants (Older) - Replace	$10,320	X	20	/	20	=	$10,320
2581	Backflows (Fire/Water) - Replace	$23,200	X	6	/	20	=	$6,960
2591	Irrigation System - Repair	$103,200	X	2	/	10	=	$20,640
2600	Utility Cart - Replace	$20,600	X	7	/	15	=	$9,613
2827	Beach Sand - Replenish	$25,750	X	3	/	5	=	$15,450
2828	Drinking/Water Fountains - Replace	$3,605	X	9	/	10	=	$3,245
	North Garage (Non-SIRS)							
2305	Garage Lights - Replace	$6,490	X	6	/	15	=	$2,596
	South Garage (Non-SIRS)							
2305	Garage Lights - Replace	$16,250	X	6	/	15	=	$6,500
2326	Pedestrian Gates - Replace	$4,635	X	6	/	20	=	$1,391
2326	Stairwell Railings - Replace	$5,615	X	24	/	30	=	$4,492
2829	Sport Court Benches - Replace	$4,640	X	10	/	10	=	$4,640
2830	Tennis/Pickleball Nets - Replace	$13,400	X	6	/	10	=	$8,040
	Tower - Exteriors (Non-SIRS)							
2303	Exterior Lights - Replace	$61,550	X	14	/	20	=	$43,085
2303	Flood Lights - Replace	$5,410	X	15	/	15	=	$5,410
2306	Awning/Shade Canopies - Replace	$41,450	X	2	/	10	=	$8,290
2308	Awning/Canopy Frames - Replace	$101,700	X	2	/	30	=	$6,780
2311	Tile Decking (Ground) - Replace	$72,450	X	7	/	20	=	$25,358
2743	Exterior Furnishings/Décor -Replace	$10,285	X	7	/	10	=	$7,200
	Tower - HVAC & Cooling Tower							
2522	HVAC - WSHP (Exercise) - Replace	$7,250	X	1	/	15	=	$483
2522	HVAC - WSHP (Fitness) - Replace	$7,725	X	11	/	15	=	$5,665
2522	HVAC - WSHP (Lobby) - Replace	$12,900	X	5	/	15	=	$4,300
2522	HVAC - WSHP (Office) - Replace	$8,755	X	7	/	15	=	$4,086
2522	HVAC - WSHP (Pump Rm) - Replace	$5,900	X	1	/	15	=	$393
2522	HVAC - WSHP (Social) - Replace	$12,900	X	5	/	15	=	$4,300
2536	Heat Exchanger - Replace	$20,600	X	20	/	20	=	$20,600

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2537	Cooling Tower - Repair/Refurbish	$51,550	X	8	/	25	=	$16,496
2538	Cooling Tower - Replace	$611,500	X	23	/	25	=	$562,580
2539	Condensed Water Pumps – Replace	$67,000	X	20	/	20	=	$67,000
	Tower - Mechanical/Electrical/Plumbing							
2501	Intercom/Entry System - Replace	$6,440	X	15	/	15	=	$6,440
2503	Access Control System - Replace	$20,600	X	3	/	15	=	$4,120
2505	Automatic Door Operators - Replace	$12,385	X	6	/	15	=	$4,954
2513	Traction Elevators - Modernize	$830,000	X	24	/	25	=	$796,800
2517	Elevator Cabs - Remodel	$61,800	X	11	/	20	=	$33,990
2532	Exhaust Fans - Replace	$21,650	X	4	/	15	=	$5,773
2540	Variable Frequency Drives - Replace	$19,350	X	10	/	10	=	$19,350
2541	Trash Containers - Replace	$18,550	X	3	/	10	=	$5,565
2541	Trash Sorter/Compactor - Replace	$96,300	X	3	/	20	=	$14,445
2542	Trash Chute - Replace	$86,500	X	36	/	50	=	$62,280
2542	Trash Chute Doors - Replace	$10,055	X	36	/	50	=	$7,240
2543	Surveillance System - Replace	$37,100	X	9	/	10	=	$33,390
2571	Boiler - Replace	$41,250	X	14	/	20	=	$28,875
2573	Water/Bladder Tanks (2021) -Replace	$6,180	X	4	/	20	=	$1,236
2575	Domestic Water System - Replace	$30,950	X	17	/	20	=	$26,308
2600	Floor Scrubber - Replace	$12,350	X	10	/	10	=	$12,350
3055	Hydraulic Lift (Trash) - Replace	$18,550	X	10	/	10	=	$18,550
	Tower - Common Interiors							
2343	Stairwell Interiors/Railings -Paint	$27,450	X	14	/	14	=	$27,450
2719	Suspended Ceilings - Replace	$15,000	X	27	/	40	=	$10,125
2721	Mailboxes - Replace	$17,550	X	7	/	30	=	$4,095
2725	Fitness/Exercise Rooms - Remodel	$20,600	X	7	/	20	=	$7,210
2726	Fitness Equipment - Partial Replace	$12,000	X	4	/	5	=	$9,600
2743	Interior Furnishings/Décor -Replace	$10,285	X	7	/	10	=	$7,200
2750	Lobby - Remodel	$92,550	X	7	/	20	=	$32,393
2752	Office - Remodel	$15,450	X	4	/	15	=	$4,120
2753	Social Room/Area - Remodel	$103,200	X	7	/	20	=	$36,120
	Swimming Pool							
2748	Ice Machine - Replace	$5,150	X	10	/	10	=	$5,150
2763	Pool Deck Furniture - Replace	$27,350	X	5	/	8	=	$17,094
2769	Pool Deck (Pavers) - Resurface	$53,300	X	25	/	30	=	$44,417
2773	Swimming Pool/Spa - Resurface	$41,250	X	7	/	12	=	$24,063
2781	Pool Heater (2019) - Replace	$8,240	X	5	/	5	=	$8,240
2781	Pool/Spa Heaters (2023) - Replace	$16,450	X	2	/	5	=	$6,580
2787	Pool Equipment - Repair/Replace	$7,725	X	3	/	5	=	$4,635
	Professional Engagements							
2060	Reserve Study - Annual Update	$3,610	X	1	/	1	=	$3,610
2062	Milestone Inspection	$25,750	X	10	/	10	=	$25,750
								$3,164,410

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	Site and Grounds				
2109	Concrete Curbs & Gutters - Repair	10	$20,350	$2,035	0.83 %
2115	Stamped Concrete - Repair/Recoat	4	$51,550	$12,888	5.23 %
2115	Stamped Concrete - Replace	40	$455,500	$11,388	4.62 %
2120	Paver Walkways/Paths - Replace	30	$13,750	$458	0.19 %
2123	Asphalt - Seal/Repair	4	$14,200	$3,550	1.44 %
2125	Asphalt - Resurface	20	$119,000	$5,950	2.42 %
2143	Chain Link Fencing - Replace	25	$5,150	$206	0.08 %
2169	Signs/Monument - Refurbish/Replace	20	$12,900	$645	0.26 %
2171	Flag Pole - Replace	30	$5,150	$172	0.07 %
2175	Pole Lights (Parking) - Replace	20	$69,500	$3,475	1.41 %
2179	Landscape Lights - Replace	10	$7,725	$773	0.31 %
2185	Landscaping - Refurbish/Renovate	10	$77,250	$7,725	3.14 %
2188	Beach Walkover - Replace/Rebuild	20	$318,000	$15,900	6.46 %
2309	Tiki Huts – Refurbish/Re-Thatch	5	$30,400	$6,080	2.47 %
2580	Fire Hydrants (2021) - Replace	20	$10,320	$516	0.21 %
2580	Fire Hydrants (Older) - Replace	20	$10,320	$516	0.21 %
2581	Backflows (Fire/Water) - Replace	20	$23,200	$1,160	0.47 %
2591	Irrigation System - Repair	10	$103,200	$10,320	4.19 %
2600	Utility Cart - Replace	15	$20,600	$1,373	0.56 %
2827	Beach Sand - Replenish	5	$25,750	$5,150	2.09 %
2828	Drinking/Water Fountains - Replace	10	$3,605	$361	0.15 %
	North Garage (Non-SIRS)				
2305	Garage Lights - Replace	15	$6,490	$433	0.18 %
	South Garage (Non-SIRS)				
2305	Garage Lights - Replace	15	$16,250	$1,083	0.44 %
2326	Pedestrian Gates - Replace	20	$4,635	$232	0.09 %
2326	Stairwell Railings - Replace	30	$5,615	$187	0.08 %
2829	Sport Court Benches - Replace	10	$4,640	$464	0.19 %
2830	Tennis/Pickleball Nets - Replace	10	$13,400	$1,340	0.54 %
	Tower - Exteriors (Non-SIRS)				
2303	Exterior Lights - Replace	20	$61,550	$3,078	1.25 %
2303	Flood Lights - Replace	15	$5,410	$361	0.15 %
2306	Awning/Shade Canopies - Replace	10	$41,450	$4,145	1.68 %
2308	Awning/Canopy Frames - Replace	30	$101,700	$3,390	1.38 %
2311	Tile Decking (Ground) - Replace	20	$72,450	$3,623	1.47 %
2743	Exterior Furnishings/Décor -Replace	10	$10,285	$1,029	0.42 %
	Tower - HVAC & Cooling Tower				
2522	HVAC - WSHP (Exercise) - Replace	15	$7,250	$483	0.20 %
2522	HVAC - WSHP (Fitness) - Replace	15	$7,725	$515	0.21 %
2522	HVAC - WSHP (Lobby) - Replace	15	$12,900	$860	0.35 %
2522	HVAC - WSHP (Office) - Replace	15	$8,755	$584	0.24 %
2522	HVAC - WSHP (Pump Rm) - Replace	15	$5,900	$393	0.16 %
2522	HVAC - WSHP (Social) - Replace	15	$12,900	$860	0.35 %
2536	Heat Exchanger - Replace	20	$20,600	$1,030	0.42 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2537	Cooling Tower - Repair/Refurbish	25	$51,550	$2,062	0.84 %
2538	Cooling Tower - Replace	25	$611,500	$24,460	9.93 %
2539	Condensed Water Pumps – Replace	20	$67,000	$3,350	1.36 %
	Tower - Mechanical/Electrical/Plumbing				
2501	Intercom/Entry System - Replace	15	$6,440	$429	0.17 %
2503	Access Control System - Replace	15	$20,600	$1,373	0.56 %
2505	Automatic Door Operators - Replace	15	$12,385	$826	0.34 %
2513	Traction Elevators - Modernize	25	$830,000	$33,200	13.48 %
2517	Elevator Cabs - Remodel	20	$61,800	$3,090	1.25 %
2532	Exhaust Fans - Replace	15	$21,650	$1,443	0.59 %
2540	Variable Frequency Drives - Replace	10	$19,350	$1,935	0.79 %
2541	Trash Containers - Replace	10	$18,550	$1,855	0.75 %
2541	Trash Sorter/Compactor - Replace	20	$96,300	$4,815	1.96 %
2542	Trash Chute - Replace	50	$86,500	$1,730	0.70 %
2542	Trash Chute Doors - Replace	50	$10,055	$201	0.08 %
2543	Surveillance System - Replace	10	$37,100	$3,710	1.51 %
2571	Boiler - Replace	20	$41,250	$2,063	0.84 %
2573	Water/Bladder Tanks (2021) -Replace	20	$6,180	$309	0.13 %
2575	Domestic Water System - Replace	20	$30,950	$1,548	0.63 %
2600	Floor Scrubber - Replace	10	$12,350	$1,235	0.50 %
3055	Hydraulic Lift (Trash) - Replace	10	$18,550	$1,855	0.75 %
	Tower - Common Interiors				
2343	Stairwell Interiors/Railings -Paint	14	$27,450	$1,961	0.80 %
2719	Suspended Ceilings - Replace	40	$15,000	$375	0.15 %
2721	Mailboxes - Replace	30	$17,550	$585	0.24 %
2725	Fitness/Exercise Rooms - Remodel	20	$20,600	$1,030	0.42 %
2726	Fitness Equipment - Partial Replace	5	$12,000	$2,400	0.97 %
2743	Interior Furnishings/Décor -Replace	10	$10,285	$1,029	0.42 %
2750	Lobby - Remodel	20	$92,550	$4,628	1.88 %
2752	Office - Remodel	15	$15,450	$1,030	0.42 %
2753	Social Room/Area - Remodel	20	$103,200	$5,160	2.10 %
	Swimming Pool				
2748	Ice Machine - Replace	10	$5,150	$515	0.21 %
2763	Pool Deck Furniture - Replace	8	$27,350	$3,419	1.39 %
2769	Pool Deck (Pavers) - Resurface	30	$53,300	$1,777	0.72 %
2773	Swimming Pool/Spa - Resurface	12	$41,250	$3,438	1.40 %
2781	Pool Heater (2019) - Replace	5	$8,240	$1,648	0.67 %
2781	Pool/Spa Heaters (2023) - Replace	5	$16,450	$3,290	1.34 %
2787	Pool Equipment - Repair/Replace	5	$7,725	$1,545	0.63 %
	Professional Engagements				
2060	Reserve Study - Annual Update	1	$3,610	$3,610	1.47 %
2062	Milestone Inspection	10	$25,750	$2,575	1.05 %
78	Total Funded Components			$246,229	100.00 %

Fiscal Year Start: 2025					Interest: 2.00 %		Inflation: 3.00 %	
Reserve Fund Strength: as-of Fiscal Year Start Date					**Projected Reserve Balance Changes**			
Year	**Starting Reserve Balance**	**Fully Funded Balance**	**Percent Funded**	**Special Assmt Risk**	**Reserve Funding**	**Loan or Special Assmts**	**Interest Income**	**Reserve Expenses**
2025	$0	$3,164,410	0.0 %	High	$850,000	$0	$2,999	$552,860
2026	$300,139	$2,943,513	10.2 %	High	$875,500	$0	$4,128	$1,066,786
2027	$112,980	$2,194,253	5.1 %	High	$901,765	$0	$3,885	$742,773
2028	$275,857	$1,764,085	15.6 %	High	$345,000	$0	$7,802	$123,620
2029	$505,039	$1,966,812	25.7 %	High	$355,350	$0	$13,268	$50,744
2030	$822,913	$2,258,998	36.4 %	Medium	$366,011	$0	$18,246	$203,916
2031	$1,003,253	$2,410,744	41.6 %	Medium	$376,991	$0	$21,573	$245,945
2032	$1,155,872	$2,532,574	45.6 %	Medium	$388,301	$0	$26,383	$85,888
2033	$1,484,666	$2,832,002	52.4 %	Medium	$399,950	$0	$30,436	$353,480
2034	$1,561,573	$2,874,151	54.3 %	Medium	$411,948	$0	$34,115	$154,727
2035	$1,852,909	$3,131,919	59.2 %	Medium	$424,306	$0	$33,131	$847,326
2036	$1,463,021	$2,693,970	54.3 %	Medium	$437,036	$0	$31,631	$228,904
2037	$1,702,783	$2,890,082	58.9 %	Medium	$450,147	$0	$38,083	$82,245
2038	$2,108,767	$3,253,668	64.8 %	Medium	$463,651	$0	$42,139	$505,807
2039	$2,108,750	$3,202,740	65.8 %	Medium	$477,561	$0	$43,298	$404,845
2040	$2,224,764	$3,265,449	68.1 %	Medium	$491,888	$0	$49,274	$59,047
2041	$2,706,878	$3,697,720	73.2 %	Low	$506,644	$0	$58,737	$100,310
2042	$3,171,949	$4,112,311	77.1 %	Low	$521,843	$0	$65,208	$404,510
2043	$3,354,491	$4,238,224	79.1 %	Low	$537,499	$0	$67,957	$512,832
2044	$3,447,114	$4,268,918	80.7 %	Low	$553,624	$0	$74,138	$101,765
2045	$3,973,112	$4,736,885	83.9 %	Low	$570,232	$0	$76,589	$927,546
2046	$3,692,386	$4,381,677	84.3 %	Low	$587,339	$0	$76,594	$382,690
2047	$3,973,629	$4,590,757	86.6 %	Low	$604,960	$0	$84,597	$169,834
2048	$4,493,351	$5,039,505	89.2 %	Low	$623,108	$0	$94,341	$261,865
2049	$4,948,935	$5,421,502	91.3 %	Low	$641,802	$0	$104,881	$147,347
2050	$5,548,271	$5,947,929	93.3 %	Low	$661,056	$0	$116,396	$224,348
2051	$6,101,374	$6,426,304	94.9 %	Low	$680,887	$0	$106,791	$2,302,075
2052	$4,586,977	$4,794,902	95.7 %	Low	$701,314	$0	$83,314	$1,619,953
2053	$3,751,653	$3,833,552	97.9 %	Low	$722,353	$0	$74,267	$866,747
2054	$3,681,526	$3,636,064	101.3 %	Low	$744,024	$0	$78,662	$312,740

Fiscal Year Start: 2025						**Interest:** 2.00 %		**Inflation:** 3.00 %	
Reserve Fund Strength: as-of Fiscal Year Start Date						**Projected Reserve Balance Changes**			
Year	**Starting Reserve Balance**	**Fully Funded Balance**	**Percent Funded**		**Special Assmt Risk**	**Reserve Funding**	**Loan or Special Assmts**	**Interest Income**	**Reserve Expenses**
2025	$0	$3,164,410	0.0 %		High	$796,000	$0	$2,454	$552,860
2026	$245,594	$2,943,513	8.3 %		High	$819,880	$0	$2,465	$1,066,786
2027	$1,153	$2,194,253	0.1 %		High	$844,476	$0	$1,050	$742,773
2028	$103,906	$1,764,085	5.9 %		High	$277,000	$0	$3,645	$123,620
2029	$260,931	$1,966,812	13.3 %		High	$285,310	$0	$7,634	$50,744
2030	$503,131	$2,258,998	22.3 %		High	$293,869	$0	$11,063	$203,916
2031	$604,147	$2,410,744	25.1 %		High	$302,685	$0	$12,767	$245,945
2032	$673,655	$2,532,574	26.6 %		High	$311,766	$0	$15,877	$85,888
2033	$915,409	$2,832,002	32.3 %		Medium	$321,119	$0	$18,150	$353,480
2034	$901,199	$2,874,151	31.4 %		Medium	$330,752	$0	$19,967	$154,727
2035	$1,097,191	$3,131,919	35.0 %		Medium	$340,675	$0	$17,033	$847,326
2036	$607,574	$2,693,970	22.6 %		High	$350,895	$0	$13,495	$228,904
2037	$743,060	$2,890,082	25.7 %		High	$361,422	$0	$17,816	$82,245
2038	$1,040,053	$3,253,668	32.0 %		Medium	$372,265	$0	$19,645	$505,807
2039	$926,155	$3,202,740	28.9 %		High	$383,433	$0	$18,478	$404,845
2040	$923,221	$3,265,449	28.3 %		High	$394,936	$0	$22,024	$59,047
2041	$1,281,135	$3,697,720	34.6 %		Medium	$406,784	$0	$28,952	$100,310
2042	$1,616,560	$4,112,311	39.3 %		Medium	$418,987	$0	$32,775	$404,510
2043	$1,663,813	$4,238,224	39.3 %		Medium	$431,557	$0	$32,763	$512,832
2044	$1,615,300	$4,268,918	37.8 %		Medium	$444,504	$0	$36,063	$101,765
2045	$1,994,102	$4,736,885	42.1 %		Medium	$457,839	$0	$35,509	$927,546
2046	$1,559,904	$4,381,677	35.6 %		Medium	$471,574	$0	$32,383	$382,690
2047	$1,681,170	$4,590,757	36.6 %		Medium	$485,721	$0	$37,121	$169,834
2048	$2,034,179	$5,039,505	40.4 %		Medium	$500,293	$0	$43,465	$261,865
2049	$2,316,071	$5,421,502	42.7 %		Medium	$515,302	$0	$50,462	$147,347
2050	$2,734,487	$5,947,929	46.0 %		Medium	$530,761	$0	$58,286	$224,348
2051	$3,099,186	$6,426,304	48.2 %		Medium	$546,683	$0	$44,839	$2,302,075
2052	$1,388,634	$4,794,902	29.0 %		High	$563,084	$0	$17,363	$1,619,953
2053	$349,127	$3,833,552	9.1 %		High	$579,976	$0	$4,153	$866,747
2054	$66,510	$3,636,064	1.8 %		High	$597,376	$0	$4,215	$312,740

	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$0	$300,139	$112,980	$275,857	$505,039
	Annual Reserve Funding	$850,000	$875,500	$901,765	$345,000	$355,350
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,999	$4,128	$3,885	$7,802	$13,268
	Total Income	$852,999	$1,179,766	$1,018,630	$628,659	$873,657
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$22,904
2115	Stamped Concrete - Repair/Recoat	$0	$0	$54,689	$0	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$0	$15,517	$0
2125	Asphalt - Resurface	$0	$122,570	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$0	$0
2188	Beach Walkover - Replace/Rebuild	$318,000	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$31,312	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$10,320	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$0	$0
2600	Utility Cart - Replace	$0	$0	$0	$0	$0
2827	Beach Sand - Replenish	$0	$0	$27,318	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$3,713	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$4,640	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$15,082
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$0	$0	$0	$0
2303	Flood Lights - Replace	$5,410	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$0	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$11,239	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$8,695
2522	HVAC - WSHP (Lobby) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Social) - Replace	$0	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$20,600	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$648,740	$0	$0
2539	Condensed Water Pumps – Replace	$67,000	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$6,440	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$0	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$0
2513	Traction Elevators - Modernize	$0	$854,900	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$0
2532	Exhaust Fans - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2025	2026	2027	2028	2029
2540	Variable Frequency Drives - Replace	$19,350	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$0	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$38,213	$0	$0	$0
2571	Boiler - Replace	$0	$0	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$33,820	$0
2600	Floor Scrubber - Replace	$12,350	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$18,550	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$27,450	$0	$0	$0	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$12,360	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$11,239	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$0	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$5,150	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$29,886	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$0	$0	$0
2781	Pool Heater (2019) - Replace	$8,240	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$17,975	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$8,195	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$3,610	$3,718	$3,830	$3,945	$4,063
2062	Milestone Inspection	$25,750	$0	$0	$0	$0
	Total Expenses	$552,860	$1,066,786	$742,773	$123,620	$50,744
	Ending Reserve Balance	$300,139	$112,980	$275,857	$505,039	$822,913

#	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$822,913	$1,003,253	$1,155,872	$1,484,666	$1,561,573
	Annual Reserve Funding	$366,011	$376,991	$388,301	$399,950	$411,948
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$18,246	$21,573	$26,383	$30,436	$34,115
	Total Income	$1,207,170	$1,401,817	$1,570,555	$1,915,052	$2,007,636
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2115	Stamped Concrete - Repair/Recoat	$0	$61,553	$0	$0	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$17,464	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$16,832
2171	Flag Pole - Replace	$0	$0	$0	$0	$6,720
2175	Pole Lights (Parking) - Replace	$80,570	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$9,786	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$97,858	$0
2188	Beach Walkover - Replace/Rebuild	$0	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$36,299	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$0	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$130,731	$0
2600	Utility Cart - Replace	$0	$0	$0	$26,095	$0
2827	Beach Sand - Replenish	$0	$0	$31,669	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$0	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$8,468
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$21,203
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$6,705	$0	$0	$0
2829	Sport Court Benches - Replace	$0	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$0
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$73,494	$0	$0	$0
2303	Flood Lights - Replace	$0	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$52,508	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Lobby) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$11,091	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Social) - Replace	$0	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$0	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$0	$0	$0
2539	Condensed Water Pumps – Replace	$0	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$0	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$16,160
2513	Traction Elevators - Modernize	$0	$0	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$80,635
2532	Exhaust Fans - Replace	$0	$0	$0	$0	$0
2540	Variable Frequency Drives - Replace	$0	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$22,814	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2030	2031	2032	2033	2034
2571	Boiler - Replace	$0	$49,255	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$0	$0
2600	Floor Scrubber - Replace	$0	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$0	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$0	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$14,329	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$0	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$61,789	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$47,820	$0	$0	$0	$0
2781	Pool Heater (2019) - Replace	$9,552	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$20,838	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$9,501	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$4,185	$4,311	$4,440	$4,573	$4,710
2062	Milestone Inspection	$0	$0	$0	$0	$0
	Total Expenses	$203,916	$245,945	$85,888	$353,480	$154,727
	Ending Reserve Balance	$1,003,253	$1,155,872	$1,484,666	$1,561,573	$1,852,909

#	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$1,852,909	$1,463,021	$1,702,783	$2,108,767	$2,108,750
	Annual Reserve Funding	$424,306	$437,036	$450,147	$463,651	$477,561
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$33,131	$31,631	$38,083	$42,139	$43,298
	Total Income	$2,310,346	$1,931,687	$2,191,012	$2,614,557	$2,629,608
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$30,781
2115	Stamped Concrete - Repair/Recoat	$69,279	$0	$0	$0	$77,974
2115	Stamped Concrete - Replace	$612,154	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$20,798
2123	Asphalt - Seal/Repair	$0	$19,656	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$0	$0
2188	Beach Walkover - Replace/Rebuild	$0	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$42,081	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$0	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$35,092
2591	Irrigation System - Repair	$0	$0	$0	$0	$0
2600	Utility Cart - Replace	$0	$0	$0	$0	$0
2827	Beach Sand - Replenish	$0	$0	$36,713	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$4,990	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$7,011
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$6,236	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$20,269
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$0	$0	$0	$0
2303	Flood Lights - Replace	$0	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$0	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$106,395	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$15,104	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$10,966
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Lobby) - Replace	$17,337	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$8,924
2522	HVAC - WSHP (Social) - Replace	$17,337	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$0	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$0	$0	$0
2539	Condensed Water Pumps – Replace	$0	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$29,371	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$0
2513	Traction Elevators - Modernize	$0	$0	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$0
2532	Exhaust Fans - Replace	$0	$29,969	$0	$0	$0
2540	Variable Frequency Drives - Replace	$26,005	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$0	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$130,839
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$15,209
2543	Surveillance System - Replace	$0	$51,355	$0	$0	$0

	Fiscal Year	2035	2036	2037	2038	2039
2571	Boiler - Replace	$0	$0	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$0	$0
2600	Floor Scrubber - Replace	$16,597	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$24,930	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$0	$41,521
2719	Suspended Ceilings - Replace	$0	$0	$0	$22,028	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$30,252	$0
2726	Fitness Equipment - Partial Replace	$0	$16,611	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$15,104	$0
2750	Lobby - Remodel	$0	$0	$0	$135,913	$0
2752	Office - Remodel	$0	$21,386	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$151,553	$0
	Swimming Pool					
2748	Ice Machine - Replace	$6,921	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$37,859	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$0	$0	$0
2781	Pool Heater (2019) - Replace	$11,074	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$24,157	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$11,014	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$4,852	$4,997	$5,147	$5,301	$5,460
2062	Milestone Inspection	$34,606	$0	$0	$0	$0
	Total Expenses	$847,326	$228,904	$82,245	$505,807	$404,845
	Ending Reserve Balance	$1,463,021	$1,702,783	$2,108,767	$2,108,750	$2,224,764

#	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$2,224,764	$2,706,878	$3,171,949	$3,354,491	$3,447,114
	Annual Reserve Funding	$491,888	$506,644	$521,843	$537,499	$553,624
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$49,274	$58,737	$65,208	$67,957	$74,138
	Total Income	$2,765,925	$3,272,259	$3,759,001	$3,959,947	$4,074,876
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2115	Stamped Concrete - Repair/Recoat	$0	$0	$0	$87,760	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$22,123	$0	$0	$0	$24,900
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$9,031
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$13,151	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$131,513	$0
2188	Beach Walkover - Replace/Rebuild	$0	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$48,783	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$16,561	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$0	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$175,691	$0
2600	Utility Cart - Replace	$0	$0	$0	$0	$0
2827	Beach Sand - Replenish	$0	$0	$42,561	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$0	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$0	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$0
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$0	$0	$0	$0
2303	Flood Lights - Replace	$8,429	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$70,566	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$13,546
2522	HVAC - WSHP (Lobby) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Social) - Replace	$0	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$0	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$85,204	$0	$0
2538	Cooling Tower - Replace	$0	$0	$0	$0	$0
2539	Condensed Water Pumps – Replace	$0	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$10,033	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$0	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$0
2513	Traction Elevators - Modernize	$0	$0	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$0
2532	Exhaust Fans - Replace	$0	$0	$0	$0	$0
2540	Variable Frequency Drives - Replace	$0	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$30,660	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$159,169	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2040	2041	2042	2043	2044
2571	Boiler - Replace	$0	$0	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$9,917	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$0	$0
2600	Floor Scrubber - Replace	$0	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$0	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$0	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$19,256	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$0	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$47,958
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$68,180	$0	$0
2781	Pool Heater (2019) - Replace	$12,838	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$28,005	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$12,768	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$5,624	$5,793	$5,967	$6,146	$6,330
2062	Milestone Inspection	$0	$0	$0	$0	$0
	Total Expenses	$59,047	$100,310	$404,510	$512,832	$101,765
	Ending Reserve Balance	$2,706,878	$3,171,949	$3,354,491	$3,447,114	$3,973,112

#	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$3,973,112	$3,692,386	$3,973,629	$4,493,351	$4,948,935
	Annual Reserve Funding	$570,232	$587,339	$604,960	$623,108	$641,802
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$76,589	$76,594	$84,597	$94,341	$104,881
	Total Income	$4,619,933	$4,356,319	$4,663,185	$5,210,801	$5,695,618
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$41,367
2115	Stamped Concrete - Repair/Recoat	$0	$0	$98,775	$0	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$0	$28,025	$0
2125	Asphalt - Resurface	$0	$221,375	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$0	$0
2188	Beach Walkover - Replace/Rebuild	$574,343	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$56,553	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$18,639	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$0	$0
2600	Utility Cart - Replace	$0	$0	$0	$40,656	$0
2827	Beach Sand - Replenish	$0	$0	$49,340	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$6,706	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$13,193
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$33,033
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$8,380	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$27,239
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$0	$0	$0	$0
2303	Flood Lights - Replace	$0	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$0	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$20,298	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Lobby) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$17,279	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Social) - Replace	$0	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$37,206	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$0	$0	$0
2539	Condensed Water Pumps – Replace	$121,009	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$0	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$25,176
2513	Traction Elevators - Modernize	$0	$0	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$0
2532	Exhaust Fans - Replace	$0	$0	$0	$0	$0
2540	Variable Frequency Drives - Replace	$34,948	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$0	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$69,017	$0	$0	$0

	Fiscal Year	2045	2046	2047	2048	2049
2571	Boiler - Replace	$0	$0	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$61,083	$0
2600	Floor Scrubber - Replace	$22,305	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$33,503	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$0	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$34,636	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$22,324	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$20,298	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$0	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$9,301	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$0	$0	$0
2781	Pool Heater (2019) - Replace	$14,882	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$32,465	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$14,802	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$6,520	$6,716	$6,917	$7,125	$7,338
2062	Milestone Inspection	$46,507	$0	$0	$0	$0
	Total Expenses	$927,546	$382,690	$169,834	$261,865	$147,347
	Ending Reserve Balance	$3,692,386	$3,973,629	$4,493,351	$4,948,935	$5,548,271

#	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$5,548,271	$6,101,374	$4,586,977	$3,751,653	$3,681,526
	Annual Reserve Funding	$661,056	$680,887	$701,314	$722,353	$744,024
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$116,396	$106,791	$83,314	$74,267	$78,662
	Total Income	$6,325,722	$6,889,052	$5,371,605	$4,548,274	$4,504,212
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2115	Stamped Concrete - Repair/Recoat	$0	$111,172	$0	$0	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$31,542	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$30,400
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$145,518	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$17,674	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$176,742	$0
2188	Beach Walkover - Replace/Rebuild	$0	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$65,560	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$0	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$236,114	$0
2600	Utility Cart - Replace	$0	$0	$0	$0	$0
2827	Beach Sand - Replenish	$0	$0	$57,198	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$0	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$0	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$0
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$132,738	$0	$0	$0
2303	Flood Lights - Replace	$0	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$94,835	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$232,682	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$17,085
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Lobby) - Replace	$27,010	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$13,904
2522	HVAC - WSHP (Social) - Replace	$27,010	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$0	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$1,358,318	$0	$0
2539	Condensed Water Pumps – Replace	$0	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$45,759	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$0
2513	Traction Elevators - Modernize	$0	$1,789,971	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$145,636
2532	Exhaust Fans - Replace	$0	$46,690	$0	$0	$0
2540	Variable Frequency Drives - Replace	$0	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$41,205	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2050	2051	2052	2053	2054
2571	Boiler - Replace	$0	$88,959	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$0	$0
2600	Floor Scrubber - Replace	$0	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$0	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$62,804	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$25,879	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$33,319	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$60,752	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$0	$0	$97,208
2781	Pool Heater (2019) - Replace	$17,253	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$37,636	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$17,159	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$7,559	$7,785	$8,019	$8,259	$8,507
2062	Milestone Inspection	$0	$0	$0	$0	$0
	Total Expenses	$224,348	$2,302,075	$1,619,953	$866,747	$312,740
	Ending Reserve Balance	$6,101,374	$4,586,977	$3,751,653	$3,681,526	$4,191,472

#	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$0	$245,594	$1,153	$103,906	$260,931
	Annual Reserve Funding	$796,000	$819,880	$844,476	$277,000	$285,310
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$2,454	$2,465	$1,050	$3,645	$7,634
	Total Income	$798,454	$1,067,939	$846,679	$384,551	$553,875
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$22,904
2115	Stamped Concrete - Repair/Recoat	$0	$0	$54,689	$0	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$0	$15,517	$0
2125	Asphalt - Resurface	$0	$122,570	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$0	$0
2188	Beach Walkover - Replace/Rebuild	$318,000	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$31,312	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$10,320	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$0	$0
2600	Utility Cart - Replace	$0	$0	$0	$0	$0
2827	Beach Sand - Replenish	$0	$0	$27,318	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$3,713	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$4,640	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$15,082
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$0	$0	$0	$0
2303	Flood Lights - Replace	$5,410	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$0	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$11,239	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$8,695
2522	HVAC - WSHP (Lobby) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Social) - Replace	$0	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$20,600	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$648,740	$0	$0
2539	Condensed Water Pumps – Replace	$67,000	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$6,440	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$0	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$0
2513	Traction Elevators - Modernize	$0	$854,900	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$0
2532	Exhaust Fans - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2025	2026	2027	2028	2029
2540	Variable Frequency Drives - Replace	$19,350	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$0	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$38,213	$0	$0	$0
2571	Boiler - Replace	$0	$0	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$33,820	$0
2600	Floor Scrubber - Replace	$12,350	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$18,550	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$27,450	$0	$0	$0	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$12,360	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$11,239	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$0	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$5,150	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$29,886	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$0	$0	$0
2781	Pool Heater (2019) - Replace	$8,240	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$17,975	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$8,195	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$3,610	$3,718	$3,830	$3,945	$4,063
2062	Milestone Inspection	$25,750	$0	$0	$0	$0
	Total Expenses	$552,860	$1,066,786	$742,773	$123,620	$50,744
	Ending Reserve Balance	$245,594	$1,153	$103,906	$260,931	$503,131

#	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$503,131	$604,147	$673,655	$915,409	$901,199
	Annual Reserve Funding	$293,869	$302,685	$311,766	$321,119	$330,752
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$11,063	$12,767	$15,877	$18,150	$19,967
	Total Income	$808,063	$919,599	$1,001,297	$1,254,678	$1,251,918
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2115	Stamped Concrete - Repair/Recoat	$0	$61,553	$0	$0	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$17,464	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$16,832
2171	Flag Pole - Replace	$0	$0	$0	$0	$6,720
2175	Pole Lights (Parking) - Replace	$80,570	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$9,786	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$97,858	$0
2188	Beach Walkover - Replace/Rebuild	$0	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$36,299	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$0	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$130,731	$0
2600	Utility Cart - Replace	$0	$0	$0	$26,095	$0
2827	Beach Sand - Replenish	$0	$0	$31,669	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$0	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$8,468
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$21,203
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$6,705	$0	$0	$0
2829	Sport Court Benches - Replace	$0	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$0
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$73,494	$0	$0	$0
2303	Flood Lights - Replace	$0	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$52,508	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Lobby) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$11,091	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Social) - Replace	$0	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$0	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$0	$0	$0
2539	Condensed Water Pumps – Replace	$0	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$0	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$16,160
2513	Traction Elevators - Modernize	$0	$0	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$80,635
2532	Exhaust Fans - Replace	$0	$0	$0	$0	$0
2540	Variable Frequency Drives - Replace	$0	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$22,814	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2030	2031	2032	2033	2034
2571	Boiler - Replace	$0	$49,255	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$0	$0
2600	Floor Scrubber - Replace	$0	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$0	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$0	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$14,329	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$0	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$61,789	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$47,820	$0	$0	$0	$0
2781	Pool Heater (2019) - Replace	$9,552	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$20,838	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$9,501	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$4,185	$4,311	$4,440	$4,573	$4,710
2062	Milestone Inspection	$0	$0	$0	$0	$0
	Total Expenses	$203,916	$245,945	$85,888	$353,480	$154,727
	Ending Reserve Balance	$604,147	$673,655	$915,409	$901,199	$1,097,191

#	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$1,097,191	$607,574	$743,060	$1,040,053	$926,155
	Annual Reserve Funding	$340,675	$350,895	$361,422	$372,265	$383,433
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$17,033	$13,495	$17,816	$19,645	$18,478
	Total Income	$1,454,899	$971,964	$1,122,298	$1,431,962	$1,328,066
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$30,781
2115	Stamped Concrete - Repair/Recoat	$69,279	$0	$0	$0	$77,974
2115	Stamped Concrete - Replace	$612,154	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$20,798
2123	Asphalt - Seal/Repair	$0	$19,656	$0	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$0	$0
2188	Beach Walkover - Replace/Rebuild	$0	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$42,081	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$0	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$35,092
2591	Irrigation System - Repair	$0	$0	$0	$0	$0
2600	Utility Cart - Replace	$0	$0	$0	$0	$0
2827	Beach Sand - Replenish	$0	$0	$36,713	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$4,990	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$7,011
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$6,236	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$20,269
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$0	$0	$0	$0
2303	Flood Lights - Replace	$0	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$0	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$106,395	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$15,104	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$10,966
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Lobby) - Replace	$17,337	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$8,924
2522	HVAC - WSHP (Social) - Replace	$17,337	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$0	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$0	$0	$0
2539	Condensed Water Pumps – Replace	$0	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$29,371	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$0
2513	Traction Elevators - Modernize	$0	$0	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$0
2532	Exhaust Fans - Replace	$0	$29,969	$0	$0	$0
2540	Variable Frequency Drives - Replace	$26,005	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$0	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$130,839
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$15,209
2543	Surveillance System - Replace	$0	$51,355	$0	$0	$0

	Fiscal Year	2035	2036	2037	2038	2039
2571	Boiler - Replace	$0	$0	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$0	$0
2600	Floor Scrubber - Replace	$16,597	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$24,930	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$0	$41,521
2719	Suspended Ceilings - Replace	$0	$0	$0	$22,028	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$30,252	$0
2726	Fitness Equipment - Partial Replace	$0	$16,611	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$15,104	$0
2750	Lobby - Remodel	$0	$0	$0	$135,913	$0
2752	Office - Remodel	$0	$21,386	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$151,553	$0
	Swimming Pool					
2748	Ice Machine - Replace	$6,921	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$37,859	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$0	$0	$0
2781	Pool Heater (2019) - Replace	$11,074	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$24,157	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$11,014	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$4,852	$4,997	$5,147	$5,301	$5,460
2062	Milestone Inspection	$34,606	$0	$0	$0	$0
	Total Expenses	$847,326	$228,904	$82,245	$505,807	$404,845
	Ending Reserve Balance	$607,574	$743,060	$1,040,053	$926,155	$923,221

#	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$923,221	$1,281,135	$1,616,560	$1,663,813	$1,615,300
	Annual Reserve Funding	$394,936	$406,784	$418,987	$431,557	$444,504
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$22,024	$28,952	$32,775	$32,763	$36,063
	Total Income	$1,340,182	$1,716,870	$2,068,323	$2,128,133	$2,095,867
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2115	Stamped Concrete - Repair/Recoat	$0	$0	$0	$87,760	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$22,123	$0	$0	$0	$24,900
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$9,031
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$13,151	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$131,513	$0
2188	Beach Walkover - Replace/Rebuild	$0	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$48,783	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$16,561	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$0	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$175,691	$0
2600	Utility Cart - Replace	$0	$0	$0	$0	$0
2827	Beach Sand - Replenish	$0	$0	$42,561	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$0	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$0	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$0
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$0	$0	$0	$0
2303	Flood Lights - Replace	$8,429	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$70,566	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$13,546
2522	HVAC - WSHP (Lobby) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Social) - Replace	$0	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$0	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$85,204	$0	$0
2538	Cooling Tower - Replace	$0	$0	$0	$0	$0
2539	Condensed Water Pumps – Replace	$0	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$10,033	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$0	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$0
2513	Traction Elevators - Modernize	$0	$0	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$0
2532	Exhaust Fans - Replace	$0	$0	$0	$0	$0
2540	Variable Frequency Drives - Replace	$0	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$30,660	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$159,169	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2040	2041	2042	2043	2044
2571	Boiler - Replace	$0	$0	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$9,917	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$0	$0
2600	Floor Scrubber - Replace	$0	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$0	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$0	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$19,256	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$0	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$47,958
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$68,180	$0	$0
2781	Pool Heater (2019) - Replace	$12,838	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$28,005	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$12,768	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$5,624	$5,793	$5,967	$6,146	$6,330
2062	Milestone Inspection	$0	$0	$0	$0	$0
	Total Expenses	$59,047	$100,310	$404,510	$512,832	$101,765
	Ending Reserve Balance	$1,281,135	$1,616,560	$1,663,813	$1,615,300	$1,994,102

#	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$1,994,102	$1,559,904	$1,681,170	$2,034,179	$2,316,071
	Annual Reserve Funding	$457,839	$471,574	$485,721	$500,293	$515,302
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$35,509	$32,383	$37,121	$43,465	$50,462
	Total Income	$2,487,450	$2,063,860	$2,204,012	$2,577,936	$2,881,834
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$41,367
2115	Stamped Concrete - Repair/Recoat	$0	$0	$98,775	$0	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$0	$28,025	$0
2125	Asphalt - Resurface	$0	$221,375	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$0
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$0	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$0	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$0	$0
2188	Beach Walkover - Replace/Rebuild	$574,343	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$56,553	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$18,639	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$0	$0
2600	Utility Cart - Replace	$0	$0	$0	$40,656	$0
2827	Beach Sand - Replenish	$0	$0	$49,340	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$6,706	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$13,193
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$33,033
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$8,380	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$27,239
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$0	$0	$0	$0
2303	Flood Lights - Replace	$0	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$0	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$0	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$20,298	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Lobby) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$17,279	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Social) - Replace	$0	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$37,206	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$0	$0	$0
2539	Condensed Water Pumps – Replace	$121,009	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$0	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$25,176
2513	Traction Elevators - Modernize	$0	$0	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$0
2532	Exhaust Fans - Replace	$0	$0	$0	$0	$0
2540	Variable Frequency Drives - Replace	$34,948	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$0	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$69,017	$0	$0	$0

	Fiscal Year	2045	2046	2047	2048	2049
2571	Boiler - Replace	$0	$0	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$61,083	$0
2600	Floor Scrubber - Replace	$22,305	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$33,503	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$0	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$34,636	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$22,324	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$20,298	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$0	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$9,301	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$0	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$0	$0	$0
2781	Pool Heater (2019) - Replace	$14,882	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$32,465	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$14,802	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$6,520	$6,716	$6,917	$7,125	$7,338
2062	Milestone Inspection	$46,507	$0	$0	$0	$0
	Total Expenses	$927,546	$382,690	$169,834	$261,865	$147,347
	Ending Reserve Balance	$1,559,904	$1,681,170	$2,034,179	$2,316,071	$2,734,487

#	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$2,734,487	$3,099,186	$1,388,634	$349,127	$66,510
	Annual Reserve Funding	$530,761	$546,683	$563,084	$579,976	$597,376
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$58,286	$44,839	$17,363	$4,153	$4,215
	Total Income	$3,323,534	$3,690,709	$1,969,080	$933,257	$668,100
#	Component					
	Site and Grounds					
2109	Concrete Curbs & Gutters - Repair	$0	$0	$0	$0	$0
2115	Stamped Concrete - Repair/Recoat	$0	$111,172	$0	$0	$0
2115	Stamped Concrete - Replace	$0	$0	$0	$0	$0
2120	Paver Walkways/Paths - Replace	$0	$0	$0	$0	$0
2123	Asphalt - Seal/Repair	$0	$0	$31,542	$0	$0
2125	Asphalt - Resurface	$0	$0	$0	$0	$0
2143	Chain Link Fencing - Replace	$0	$0	$0	$0	$0
2169	Signs/Monument - Refurbish/Replace	$0	$0	$0	$0	$30,400
2171	Flag Pole - Replace	$0	$0	$0	$0	$0
2175	Pole Lights (Parking) - Replace	$145,518	$0	$0	$0	$0
2179	Landscape Lights - Replace	$0	$0	$0	$17,674	$0
2185	Landscaping - Refurbish/Renovate	$0	$0	$0	$176,742	$0
2188	Beach Walkover - Replace/Rebuild	$0	$0	$0	$0	$0
2309	Tiki Huts – Refurbish/Re-Thatch	$0	$65,560	$0	$0	$0
2580	Fire Hydrants (2021) - Replace	$0	$0	$0	$0	$0
2580	Fire Hydrants (Older) - Replace	$0	$0	$0	$0	$0
2581	Backflows (Fire/Water) - Replace	$0	$0	$0	$0	$0
2591	Irrigation System - Repair	$0	$0	$0	$236,114	$0
2600	Utility Cart - Replace	$0	$0	$0	$0	$0
2827	Beach Sand - Replenish	$0	$0	$57,198	$0	$0
2828	Drinking/Water Fountains - Replace	$0	$0	$0	$0	$0
	North Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
	South Garage (Non-SIRS)					
2305	Garage Lights - Replace	$0	$0	$0	$0	$0
2326	Pedestrian Gates - Replace	$0	$0	$0	$0	$0
2326	Stairwell Railings - Replace	$0	$0	$0	$0	$0
2829	Sport Court Benches - Replace	$0	$0	$0	$0	$0
2830	Tennis/Pickleball Nets - Replace	$0	$0	$0	$0	$0
	Tower - Exteriors (Non-SIRS)					
2303	Exterior Lights - Replace	$0	$132,738	$0	$0	$0
2303	Flood Lights - Replace	$0	$0	$0	$0	$0
2306	Awning/Shade Canopies - Replace	$0	$0	$0	$94,835	$0
2308	Awning/Canopy Frames - Replace	$0	$0	$0	$232,682	$0
2311	Tile Decking (Ground) - Replace	$0	$0	$0	$0	$0
2743	Exterior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
	Tower - HVAC & Cooling Tower					
2522	HVAC - WSHP (Exercise) - Replace	$0	$0	$0	$0	$17,085
2522	HVAC - WSHP (Fitness) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Lobby) - Replace	$27,010	$0	$0	$0	$0
2522	HVAC - WSHP (Office) - Replace	$0	$0	$0	$0	$0
2522	HVAC - WSHP (Pump Rm) - Replace	$0	$0	$0	$0	$13,904
2522	HVAC - WSHP (Social) - Replace	$27,010	$0	$0	$0	$0
2536	Heat Exchanger - Replace	$0	$0	$0	$0	$0
2537	Cooling Tower - Repair/Refurbish	$0	$0	$0	$0	$0
2538	Cooling Tower - Replace	$0	$0	$1,358,318	$0	$0
2539	Condensed Water Pumps – Replace	$0	$0	$0	$0	$0
	Tower - Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	$0	$0	$0	$0	$0
2503	Access Control System - Replace	$0	$0	$45,759	$0	$0
2505	Automatic Door Operators - Replace	$0	$0	$0	$0	$0
2513	Traction Elevators - Modernize	$0	$1,789,971	$0	$0	$0
2517	Elevator Cabs - Remodel	$0	$0	$0	$0	$145,636
2532	Exhaust Fans - Replace	$0	$46,690	$0	$0	$0
2540	Variable Frequency Drives - Replace	$0	$0	$0	$0	$0
2541	Trash Containers - Replace	$0	$0	$41,205	$0	$0
2541	Trash Sorter/Compactor - Replace	$0	$0	$0	$0	$0
2542	Trash Chute - Replace	$0	$0	$0	$0	$0
2542	Trash Chute Doors - Replace	$0	$0	$0	$0	$0
2543	Surveillance System - Replace	$0	$0	$0	$0	$0

	Fiscal Year	2050	2051	2052	2053	2054
2571	Boiler - Replace	$0	$88,959	$0	$0	$0
2573	Water/Bladder Tanks (2021) -Replace	$0	$0	$0	$0	$0
2575	Domestic Water System - Replace	$0	$0	$0	$0	$0
2600	Floor Scrubber - Replace	$0	$0	$0	$0	$0
3055	Hydraulic Lift (Trash) - Replace	$0	$0	$0	$0	$0
	Tower - Common Interiors					
2343	Stairwell Interiors/Railings -Paint	$0	$0	$0	$62,804	$0
2719	Suspended Ceilings - Replace	$0	$0	$0	$0	$0
2721	Mailboxes - Replace	$0	$0	$0	$0	$0
2725	Fitness/Exercise Rooms - Remodel	$0	$0	$0	$0	$0
2726	Fitness Equipment - Partial Replace	$0	$25,879	$0	$0	$0
2743	Interior Furnishings/Décor -Replace	$0	$0	$0	$0	$0
2750	Lobby - Remodel	$0	$0	$0	$0	$0
2752	Office - Remodel	$0	$33,319	$0	$0	$0
2753	Social Room/Area - Remodel	$0	$0	$0	$0	$0
	Swimming Pool					
2748	Ice Machine - Replace	$0	$0	$0	$0	$0
2763	Pool Deck Furniture - Replace	$0	$0	$60,752	$0	$0
2769	Pool Deck (Pavers) - Resurface	$0	$0	$0	$0	$0
2773	Swimming Pool/Spa - Resurface	$0	$0	$0	$0	$97,208
2781	Pool Heater (2019) - Replace	$17,253	$0	$0	$0	$0
2781	Pool/Spa Heaters (2023) - Replace	$0	$0	$0	$37,636	$0
2787	Pool Equipment - Repair/Replace	$0	$0	$17,159	$0	$0
	Professional Engagements					
2060	Reserve Study - Annual Update	$7,559	$7,785	$8,019	$8,259	$8,507
2062	Milestone Inspection	$0	$0	$0	$0	$0
	Total Expenses	$224,348	$2,302,075	$1,619,953	$866,747	$312,740
	Ending Reserve Balance	$3,099,186	$1,388,634	$349,127	$66,510	$355,361

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Informational

Comp #: 2000 Client Not Responsible **Quantity: Numerous Components**
Location: Throughout property
Funded?: No. Does not pass the National Reserve Study Standards Four-Part Test.
History:
Comments: As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a client/association must be responsible for any funded component included within its Reserve Study component list. There are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. municipality, vendor, master association, or adjacent association). Those Non-SIRS components include but are not limited to:

- Chain Link Fencing (4' to Green Sections at North Perimeter)
- Balcony/Lanai Lights & Fixtures
- Unit Interiors (Within Wall Boundaries)

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study report at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2010 Not Reasonably Anticipated **Quantity: Numerous Components**
Location: Throughout property
Funded?: No. Does not pass the National Reserve Study Standards Four-Part Test.
History:
Comments: As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a funded component within a Reserve Study must have both a “Limited Useful Life” and a “Predictable Remaining Useful Life”. There are multiple components throughout the property that do not pass this test on the basis that their life and/or cost estimates are outright too indeterminate for Reserve designation, or the evaluation related to such components are not included within the scope of a Reserve Study engagement (i.e. visual inspection only). Those Non-SIRS components include but are not limited to:

- Comprehensive Repair/Replacement of Stormwater Drainage Infrastructure
- Comprehensive Repair/Replacement of Paving Infrastructure (Base, Subbase)
- Repair/Refurbishment of the Retention Pond
- Comprehensive Repair/Replacement of Underground Irrigation Infrastructure

Since the above components are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. This is not to state that substantial expense will not occur, as many of these items could require projects in unpredictable intervals at a significant cost to the client. However, it is our opinion that these components fail the National Reserve Study Standards Four-Part Test at this time. In any case where the client desires to incorporate any of the above components within the Reserve funding plan, we recommend that the client consult with a qualified professional (i.e. engineer, contractor, and/or vendor) to establish the following parameters for a component project:

1. Total Life Expectancy (Recurring Interval)
2. Remaining Useful Life (Before Next Project)
3. Total Project Cost Estimate (In Current Dollars)

Once these three items have been established by a client (through the qualified vendor) and provided to Association Reserves in writing, the related component will pass the aforementioned Four-Part Test. Thus, funding can then be incorporated within the client’s Reserve funding plan at that time.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost **Quantity: Numerous Components**

Location: Throughout property
Funded?: No. Does not pass the National Reserve Study Standards Four-Part Test.
History:
Comments: As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a funded component within a Reserve Study must be “Above a Minimum Threshold Cost”. After discussion with the client and/or consideration of the association’s size, a minimum threshold of $3,000 was used for Reserve (Non-SIRS) consideration. There are multiple components throughout the property that do not pass this test on the basis that either 1) their total projected costs are not anticipated to meet the minimum threshold or 2) comprehensive replacement of the component type is not anticipated and the individual/partial project costs are not anticipated to meet that threshold. Those Non-SIRS components include but are not limited to:

- Directional/Street Sign Replacements (Basic/U-Channel Type)
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Wall-Unit HVAC Replacements
- Exit/Emergency Fixture Replacements
- Irrigation Pump Replacement
- Bathroom Remodeling at Lobby
- Grill/BBQ Replacements

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client’s Reserve funding plan at that time.

Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2030 Included In Operating Budget **Quantity: Numerous Components**

Location: Throughout property/development
Funded?: No. Expected to be handled through the client's annual Operating budget.
History:
Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The Non-SIRS components included within this assumption are listed below:

- Retention Area Maintenance (Excluding Erosion Control Measures)
- Tree Trimming
- Pressure Washing
- Landscaping Maintenance
- Utility/Stairwell Light Replacements (118 Counted, Replacement Anticipated As-Needed)

Because costs related to the above items are anticipated to be handled through the client’s Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client’s Reserve funding plan at that time.

Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Site and Grounds

Comp #: 2109 Concrete Curbs & Gutters - Repair **Quantity: Approx 3,950 LF**
Location: Throughout property
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 18,300 Worst Case: $22,400
Lower allowance to repair Higher allowance
Cost Source: AR Cost Database

Comp #: 2115 Stamped Concrete - Repair/Recoat **Quantity: Approx 29,500 GSF**
Location: Entry driveway
Funded?: Yes.
History: Recoated in 2023 at a cost of $46,000 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 4 years Remaining Life: 2 years
Best Case: $ 46,400 Worst Case: $56,700
Lower estimate to recoat Higher estimate
Cost Source: Client Cost History, plus Inflation

Comp #: 2115 Stamped Concrete - Replace **Quantity: Approx 29,500 GSF**
Location: Entry driveway
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 40 years Remaining Life: 10 years
Best Case: $ 404,000 Worst Case: $507,000
Lower estimate to resurface/replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2120 Paver Walkways/Paths - Replace **Quantity: Approx 1,340 GSF**
Location: Throughout property (individual locations listed below)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 30 years Remaining Life: 14 years
Best Case: $ 12,400 Worst Case: $15,100
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2123 Asphalt - Seal/Repair **Quantity: Approx 5,630 GSY**
Location: Throughout property (parking areas)
Funded?: Yes.
History: Asphalt - Sealcoat repairs completed in 2024 for $14,160.00 (per information provided).
Comments: *NOTE (2024): See Project History above.
Useful Life: 4 years Remaining Life: 3 years
Best Case: $ 12,800 Worst Case: $15,600
Lower estimate to seal/repair Higher estimate
Cost Source: Client Cost History

Comp #: 2125 Asphalt - Resurface **Quantity: Approx 5,630 GSY**
Location: Throughout property (parking areas)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 1 years
Best Case: $ 104,000 Worst Case: $134,000
Lower estimate to resurface Higher estimate
Cost Source: Estimate Provided by Client

Comp #: 2143 Chain Link Fencing - Replace **Quantity: Approx 125 LF**
Location: Perimeter of property/development
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 25 years Remaining Life: 19 years
Best Case: $ 4,120 Worst Case: $6,180
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2169 Signs/Monument - Refurbish/Replace **Quantity: (2) Signs**
Location: Entrance to property
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 9 years
Best Case: $ 10,300 Worst Case: $15,500
Lower estimate to refurbish/replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2171 Flag Pole - Replace **Quantity: (1) Flag Pole**
Location: Roundabout at entry roadway
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 30 years Remaining Life: 9 years
Best Case: $ 4,120 Worst Case: $6,180
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2175 Pole Lights (Parking) - Replace **Quantity: Approx (15) Lights**
Location: Throughout property/development
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 5 years
Best Case: $ 62,300 Worst Case: $76,700
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2179 Landscape Lights - Replace **Quantity: Lump Sum Allowance**
Location: Entry roadway
Funded?: Yes.
History: Repair/replacement project completed in 2023 at a reported cost of $3,700 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 5,150 Worst Case: $10,300
Lower allowance for replacements Higher allowance
Cost Source: Client Cost History, plus Inflation

Comp #: 2185 Landscaping - Refurbish/Renovate **Quantity: Lump Sum Allowance**
Location: Throughout property/development
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 51,500 Worst Case: $103,000
Lower allowance for refurbishment/renovation projects Higher allowance
Cost Source: AR Cost Database

Comp #: 2188 Beach Walkover - Replace/Rebuild **Quantity: (1) Beach Walkover**
Location: Waterfront perimeter of property
Funded?: Yes.
History:
Comments: *NOTE (2024): No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

*NOTE (2023): Per information provided, replacement is planned for 2025 and the client desires to incorporate ADA accessible features into the structure when rebuild. Although in fair visual condition at the time of inspection, the remaining useful life of this component has been set accordingly.
Useful Life: 20 years Remaining Life: 0 years
Best Case: $ 277,000 Worst Case: $359,000
Lower allowance for major repair/replacement Higher allowance
Cost Source: AR Cost Database

Comp #: 2309 Tiki Huts – Refurbish/Re-Thatch **Quantity: (2) Tiki Hut Structures**
Location: Adjacent to North Garage and at Pool Deck
Funded?: Yes.
History: Refurbished/re-thatched in approximately 2021 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 5 years Remaining Life: 1 years
Best Case: $ 27,300 Worst Case: $33,500
Lower allowance for repairs/refurbishment Higher allowance
Cost Source: AR Cost Database

Comp #: 2580 Fire Hydrants (2021) - Replace **Quantity: (2) of (4) Fire Hydrants**
Location: Throughout property
Funded?: Yes.
History: Replaced in 2021 at an approximate cost of $6,140 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 16 years
Best Case: $ 8,240 Worst Case: $12,400
Lower allowance for replacements Higher allowance
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2580 Fire Hydrants (Older) - Replace **Quantity: (2) of (4) Fire Hydrants**
Location: Throughout property
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 0 years
Best Case: $ 8,240 Worst Case: $12,400
Lower allowance for replacements Higher allowance
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2581 Backflows (Fire/Water) - Replace **Quantity: (2) Backflows**
Location: East perimeter of property
Funded?: Yes.
History: Backflows replaced in 2019 at an approximate total cost of $17,580 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 14 years
Best Case: $ 20,100 Worst Case: $26,300
Lower allowance for replacements Higher allowance
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2591 Irrigation System - Repair **Quantity: (1) System**
Location: Landscaped common areas
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 82,400 Worst Case: $124,000
Lower allowance for repairs Higher allowance
Cost Source: AR Cost Database/Client Cost History

Comp #: 2600 Utility Cart - Replace **Quantity: (1) Vehicle**
Location: Parked at/within maintenance room (Tower)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 8 years
Best Case: $ 18,000 Worst Case: $23,200
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2827 Beach Sand - Replenish **Quantity: (1) Court**
Location: Beachfront (West) perimeter of property
Funded?: Yes.
History: 6 Inches of beach sand replenished in 2022 at a cost of $21,460 (per information provided
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 5 years Remaining Life: 2 years
Best Case: $ 20,600 Worst Case: $30,900
Lower allowance for maintenance/repair projects Higher allowance
Cost Source: AR Cost Database/Client Cost History

Comp #: 2828 Drinking/Water Fountains - Replace **Quantity: (2) Fountains**

Location: Adjacent to sport courts (South Garage)

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years
Remaining Life: 1 years

Best Case: $ 3,090
Lower estimate to replace

Worst Case: $4,120
Higher estimate

Cost Source: AR Cost Database

North Garage (Non-SIRS)

Comp #: 2305 Garage Lights - Replace **Quantity: Approx (14) Lights**

Location: Building exterior (North Garage)
Funded?: Yes.
History: All garage lighting replaced in 2019 at a total approximate cost of $18,104 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years Remaining Life: 9 years
Best Case: $ 5,460 Worst Case: $7,520
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2306 Awning Canopies - Replace **Quantity: (2) Canopies**

Location: Building exterior (North Garage)
Funded?: No. Funding included within separate component.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2308 Awning Frames - Replace **Quantity: (2) Frames**

Location: Building exterior (North Garage)
Funded?: No. Funding included within separate component.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2389 Gutters & Downspouts - Replace **Quantity: Approx 80 LF**

Location: Building perimeter (North Garage)
Funded?: No. Too small for Reserve designation.
History: Presumed to have been replaced in 2021-2022 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

South Garage (Non-SIRS)

Comp #: 2305 Garage Lights - Replace **Quantity: Approx (35) Lights**
Location: Building exterior (South Garage)
Funded?: Yes.
History: All garage lighting replaced in 2019 at a total approximate cost of $18,104 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 9 years
Best Case: $ 14,200 Worst Case: $18,300
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2306 Awning Canopies - Replace **Quantity: (4) Canopies**
Location: Building exterior (South Garage)
Funded?: No. Funding included within separate component.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2308 Awning Frames - Replace **Quantity: (4) Frames**
Location: Building exterior (South Garage)
Funded?: No. Funding included within separate component.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2326 Pedestrian Gates - Replace **Quantity: (2) Gates**
Location: Building Exterior (South Garage)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 14 years
Best Case: $ 4,120 Worst Case: $5,150
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2326 Stairwell Railings - Replace **Quantity: Approx 64 LF**
Location: Building Exterior (South Garage)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 30 years Remaining Life: 6 years
Best Case: $ 5,050 Worst Case: $6,180
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2389 Gutters & Downspouts - Replace **Quantity: Approx 120 LF**

Location: Building perimeter (South Garage)
Funded?: No. Too small for Reserve designation.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2829 Sport Court Benches - Replace **Quantity: (9) Pieces**

Location: Building rooftop (South Garage)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 3,610 Worst Case: $5,670
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2830 Tennis/Pickleball Nets - Replace **Quantity: (9) Nets**

Location: Building rooftop (South Garage)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 4 years
Best Case: $ 12,100 Worst Case: $14,700
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Tower - Exteriors (Non-SIRS)

Comp #: 2303 Exterior Lights - Replace **Quantity: Lump Sum Allowance**
Location: Building exterior (Tower)
Funded?: Yes.
History: Marlex Nautical Series lights and LED lightbulbs purchased in 2023 and installed in-house at a cost of $3,007.20 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 6 years
Best Case: $ 55,400 Worst Case: $67,700
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2303 Flood Lights - Replace **Quantity: (3) Fixtures**
Location: Building exterior (ground level)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 0 years
Best Case: $ 4,640 Worst Case: $6,180
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2306 Awning/Shade Canopies - Replace **Quantity: (10) Awnings/Canopies**
Location: Building/Garage exteriors
Funded?: Yes.
History: Frames/Canopies replaced in 2023 at an approximate cost of $130,000 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 8 years
Best Case: $ 37,300 Worst Case: $45,600
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost History

Comp #: 2308 Awning/Canopy Frames - Replace **Quantity: (10) Frames**
Location: Building/Garage exteriors
Funded?: Yes.
History: Frames/Canopies replaced in 2023 at an approximate cost of $130,000 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 30 years Remaining Life: 28 years
Best Case: $ 91,400 Worst Case: $112,000
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost History

Comp #: 2311 Tile Decking (Ground) - Replace **Quantity: Approx 2,350 GSF**
Location: Building exterior walkways (ground level)
Funded?: Yes.
History: Replaced in 2017-2018 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 13 years
Best Case: $ 65,200 Worst Case: $79,700
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2743 Exterior Furnishings/Décor -Replace **Quantity: Lump Sum Allowance**
Location: Common areas
Funded?: Yes.
History: Presumed to have been replaced in 2017-2018 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years	Remaining Life: 3 years
Best Case: $ 9,270	Worst Case: $11,300
Lower allowance for new furnishings/décor	Higher allowance

Cost Source: AR Cost Database

Tower - HVAC & Cooling Tower

Comp #: 2522 HVAC - WSHP (Exercise) - Replace **Quantity: (1) System**
Location: Exercise room (Ground Level)
Funded?: Yes.
History: HVAC - Exercise Room replacement completed in 2024 for $7,266.00 (per information provided).
Comments: *NOTE (2024): See project History above.
Useful Life: 15 years Remaining Life: 14 years
Best Case: $ 6,500 Worst Case: $8,000
Lower estimate to replace Higher estimate
Cost Source: Client Cost History

Comp #: 2522 HVAC - WSHP (Fitness) - Replace **Quantity: (1) System**
Location: Fitness room (Ground Level)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 4 years
Best Case: $ 6,180 Worst Case: $9,270
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2522 HVAC - WSHP (Lobby) - Replace **Quantity: (1) System**
Location: Lobby (Ground Level)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 10 years
Best Case: $ 10,300 Worst Case: $15,500
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2522 HVAC - WSHP (Office) - Replace **Quantity: (1) System**
Location: Office area (Ground Level)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 8 years
Best Case: $ 7,210 Worst Case: $10,300
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2522 HVAC - WSHP (Pump Rm) - Replace **Quantity: (1) System**
Location: Pump Room (Ground Level)
Funded?: Yes.
History: HVAC - Pump Room replacement completed in 2024 for $5,890.00 (per information provided).
Comments: *NOTE (2024): See Project History above.
Useful Life: 15 years Remaining Life: 14 years
Best Case: $ 5,300 Worst Case: $6,500
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC - WSHP (Social) - Replace **Quantity: (1) System**
Location: Social room (Ground level)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 10 years
Best Case: $ 10,300 Worst Case: $15,500
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2536 Heat Exchanger - Replace **Quantity: (1) Heat Exchanger**
Location: Building rooftop
Funded?: Yes.
History:
Comments: *NOTE (2024): Heat exchanger replacement not completed in 2024; pending project commencement year & estimated costs (per information provided).
Useful Life: 20 years Remaining Life: 0 years
Best Case: $ 18,500 Worst Case: $22,700
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2537 Cooling Tower - Repair/Refurbish **Quantity: (1) Tower**
Location: Building rooftop
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 25 years Remaining Life: 17 years
Best Case: $ 46,400 Worst Case: $56,700
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2538 Cooling Tower - Replace **Quantity: (1) Tower**
Location: Building rooftop
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 25 years Remaining Life: 2 years
Best Case: $ 550,000 Worst Case: $673,000
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2539 Condensed Water Pumps – Replace **Quantity: (3) Pumps/Motors**
Location: Throughout building (individual locations listed below)
Funded?: Yes.
History:
Comments: *NOTE (2024): Condensed water pumps replacement not completed; pending project commencement year & estimated costs (per information provided).
Useful Life: 20 years Remaining Life: 0 years
Best Case: $ 56,700 Worst Case: $77,300
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Tower - Mechanical/Electrical/Plumbing

Comp #: 2501 Intercom/Entry System - Replace **Quantity: (1) Intercom**
Location: Lobby entrance (Tower)
Funded?: Yes.
History:
Comments: *NOTE (2024): intercom/Entry system replacement not completed; pending project commencement year & estimated costs (per information provided).
Useful Life: 15 years Remaining Life: 0 years
Best Case: $ 5,150 Worst Case: $7,730
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2503 Access Control System - Replace **Quantity: (1) System**
Location: Entrances to building, amenity areas, etc. (Tower)
Funded?: Yes.
History: Access control system for 13 doors/gates upgraded in 2022 at a cost of $17,000 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 12 years
Best Case: $ 17,500 Worst Case: $23,700
Lower estimate to replace Higher estimate
Cost Source: Client Cost History, plus Inflation

Comp #: 2505 Automatic Door Operators - Replace **Quantity: (3) Operators**
Location: Lobby entrances (Tower)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 9 years
Best Case: $ 9,270 Worst Case: $15,500
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2513 Traction Elevators - Modernize **Quantity: (2) Elevators**
Location: Elevator room (rooftop), elevator cabs
Funded?: Yes.
History: (Listed Below)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Project History -
2018: All new elevator doors replaced at an approximate cost of $30,000 (per information provided)
2019: (2) New elevator drives and breaking systems installed at a cost of $30,814 (per information provided)
2020: Elevator governor replaced at a cost of $30,000 (per information provided)

Elevator Type: Traction
Manufacturer: Montgomery
Number of Stops: (14)
Size/Capacity: 3,500-LB (Each)
Manufacture Date: 1989-2000
Useful Life: 25 years Remaining Life: 1 years
Best Case: $ 747,000 Worst Case: $913,000
Lower estimate to modernize Higher estimate
Cost Source: AR Cost Database

Comp #: 2517 Elevator Cabs - Remodel **Quantity: (2) Cabs**
Location: Elevator cabs
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 9 years
Best Case: $ 55,600 Worst Case: $68,000
Lower estimate to remodel Higher estimate
Cost Source: AR Cost Database

Comp #: 2532 Exhaust Fans - Replace **Quantity: (7) Fans**
Location: Building rooftop (Tower)
Funded?: Yes.
History: Replaced in 2021 at a cost of $16,870 (per information provided).
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 11 years
Best Case: $ 19,600 Worst Case: $23,700
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2540 Variable Frequency Drives - Replace **Quantity: (3) VFD's**
Location: Pump Room (Ground Level)
Funded?: Yes.
History: Purchased in 2012 at an approximate cost of $8,250 (per information provided
Comments: *NOTE (2024): Variable Frequency Drives replacement not completed; pending project commencement year & estimated costs (per information provided).
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 17,300 Worst Case: $21,400
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2541 Trash Containers - Replace **Quantity: (3) Containers**
Location: Trash room (Ground floor)
Funded?: Yes.
History: System and containers replaced in 2022 at a total approximate cost of $82,400 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 7 years
Best Case: $ 16,500 Worst Case: $20,600
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2541 Trash Sorter/Compactor - Replace **Quantity: (1) System**
Location: Trash room (Ground floor)
Funded?: Yes.
History: System and containers replaced in 2022 at a total approximate cost of $82,400 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 17 years
Best Case: $ 86,600 Worst Case: $106,000
Lower estimate to replace Higher estimate
Cost Source: Client Cost History, plus Inflation

Comp #: 2542 Trash Chute - Replace **Quantity: (1) Chute, (14) Floors**
Location: Throughout building (Tower)
Funded?: Yes.
History: Presumed to be original to the construction of the building (1989, per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 50 years Remaining Life: 14 years
Best Case: $ 76,200 Worst Case: $96,800
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2542 Trash Chute Doors - Replace **Quantity: (13) Chute Doors**
Location: Throughout building (Tower)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 50 years Remaining Life: 14 years
Best Case: $ 9,010 Worst Case: $11,100
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2543 Surveillance System - Replace **Quantity: (1) System, (20) Cameras**
Location: Throughout property
Funded?: Yes.
History: Installed between 2014-2016 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 1 years
Best Case: $ 33,400 Worst Case: $40,800
Lower allowance to upgrade/replace Higher allowance
Cost Source: AR Cost Database

Comp #: 2571 Boiler - Replace **Quantity: (1) Boiler**
Location: Pool equipment room (Ground Level)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 6 years
Best Case: $ 36,100 Worst Case: $46,400
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2573 Water/Bladder Tanks (2021) -Replace **Quantity: (2) Tanks**
Location: Building rooftop
Funded?: Yes.
History: Replaced in 2021 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 16 years
Best Case: $ 5,150 Worst Case: $7,210
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2575 Domestic Water System - Replace **Quantity: (1) System**

Location: Pump room (Ground Floor)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life:	20 years	Remaining Life:	3 years
Best Case:	$ 25,800	Worst Case:	$36,100
	Lower estimate to replace		Higher estimate

Cost Source: AR Cost Database

Comp #: 2600 Floor Scrubber - Replace **Quantity: (1) Vehicle**

Location: FACP Room (Ground Floor)
Funded?: Yes.
History: Replaced in 2015 (per information provided).
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life:	10 years	Remaining Life:	0 years
Best Case:	$ 10,300	Worst Case:	$14,400
	Lower estimate to replace		Higher estimate

Cost Source: AR Cost Database

Comp #: 3055 Hydraulic Lift (Trash) - Replace **Quantity: (1) Lift**

Location: Maintenance/trash area, Generator Room (Ground Level)
Funded?: Yes.
History:
Comments: *NOTE (2024): Hydraulic Lift (Trash) replacement not completed; pending project commencement year & estimated costs (per information provided).

Useful Life:	10 years	Remaining Life:	0 years
Best Case:	$ 16,500	Worst Case:	$20,600
	Lower estimate to replace		Higher estimate

Cost Source: AR Cost Database

Tower - Common Interiors

Comp #: 2343 Stairwell Interiors/Railings -Paint **Quantity: (2) Stairwells**
Location: Building interiors (Stairwells)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 14 years Remaining Life: 0 years
Best Case: $ 24,700 Worst Case: $30,200
Lower estimate to seal/repaint Higher estimate
Cost Source: AR Cost Database

Comp #: 2719 Suspended Ceilings - Replace **Quantity: Approx 1,450 GSF**
Location: Interior common areas
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 40 years Remaining Life: 13 years
Best Case: $ 13,500 Worst Case: $16,500
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2721 Mailboxes - Replace **Quantity: Approx (127) Boxes**
Location: Lobby (Ground Level)
Funded?: Yes.
History: Replaced in 2018 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 30 years Remaining Life: 23 years
Best Case: $ 15,500 Worst Case: $19,600
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2725 Fitness/Exercise Rooms - Remodel **Quantity: Lump Sum Allowance**
Location: Fitness rooms (Cardio and Strength Rooms)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 13 years
Best Case: $ 18,000 Worst Case: $23,200
Lower allowance to remodel Higher allowance
Cost Source: AR Cost Database

Comp #: 2726 Fitness Equipment - Partial Replace **Quantity: Approx (9) Pieces**
Location: Fitness room (Ground Level)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 5 years Remaining Life: 1 years
Best Case: $ 10,800 Worst Case: $13,200
Lower allowance for partial replacements Higher estimate
Cost Source: AR Cost Database

Comp #: 2743 Interior Furnishings/Décor -Replace **Quantity: Lump Sum Allowance**
Location: Interior common areas (Tower)
Funded?: Yes.
History: Partial replacements completed in 2017-2018 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 10 years Remaining Life: 3 years
Best Case: $ 9,270 Worst Case: $11,300
Lower allowance for new furnishings/décor Higher allowance
Cost Source: AR Cost Database

Comp #: 2750 Lobby - Remodel **Quantity: Lump Sum Allowance**
Location: Main entry to building
Funded?: Yes.
History: Remodeled in 2017-2018 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 13 years
Best Case: $ 72,100 Worst Case: $113,000
Lower allowance to remodel Higher allowance
Cost Source: AR Cost Database

Comp #: 2752 Office - Remodel **Quantity: Lump Sum Allowance**
Location: Lobby
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 15 years Remaining Life: 11 years
Best Case: $ 12,900 Worst Case: $18,000
Lower allowance to remodel Higher allowance
Cost Source: AR Cost Database

Comp #: 2753 Social Room/Area - Remodel **Quantity: Lump Sum Allowance**
Location: South side of building
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 20 years Remaining Life: 13 years
Best Case: $ 82,400 Worst Case: $124,000
Lower allowance to remodel Higher allowance
Cost Source: AR Cost Database

Swimming Pool

Comp #: 2748 Ice Machine - Replace **Quantity: (1) Ice Machine**
Location: Pool Deck
Funded?: Yes.
History: Ice Machine replacement completed in 2024 for $2,316.00 (per information provided).
Comments: *NOTE (2024): See Project History above.
Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 4,120 Worst Case: $6,180
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace **Quantity: Approx (75) Pieces**
Location: Pool deck
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 8 years Remaining Life: 3 years
Best Case: $ 24,600 Worst Case: $30,100
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2769 Pool Deck (Pavers) - Resurface **Quantity: Approx 4,310 GSF**
Location: Pool deck
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 30 years Remaining Life: 5 years
Best Case: $ 47,100 Worst Case: $59,500
Lower estimate to resurface Higher estimate
Cost Source: AR Cost Database

Comp #: 2773 Swimming Pool/Spa - Resurface **Quantity: Lump Sum Allowance**
Location: Pool deck (interior surfaces of pool/spa)
Funded?: Yes.
History: "Refinishing" project completed in 2018 at an approximate cost of $17,980 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 12 years Remaining Life: 5 years
Best Case: $ 36,100 Worst Case: $46,400
Lower estimate to resurface Higher estimate
Cost Source: AR Cost Database/Client Cost History, plus Inflation

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Comp #: 2781 Pool Heater (2019) - Replace **Quantity: (1) Heater**
Location: Pool equipment room
Funded?: Yes.
History: Replaced in 2019 at a cost of $5,737 (per information provided)
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).
Useful Life: 5 years Remaining Life: 0 years
Best Case: $ 7,210 Worst Case: $9,270
Lower estimate to replace Higher estimate
Cost Source: Client Cost History, plus Inflation

Comp #: 2781 Pool/Spa Heaters (2023) - Replace **Quantity: (2) Heaters**

Location: Pool equipment room
Funded?: Yes.
History: Spa Heater Replacement / Venting completed in 2024 for $10,675.00 (per information provided).
Comments: *NOTE (2024): See Project History above.

Project History -
2023: Raypak heater installed at a cost of $7,812 (per information provided)
Spa heater replaced at an approximate cost of $8,000 (per information provided)

Spa -
Heater Type: Gas
Manufacturer: Rheem
Manufacture Date: 2021

Pool -
Heater Type: Gas
Manufacturer: Raypak
Model: P-R404A-EN-C
Manufacture Dates: 2023

Useful Life: 5 years — Remaining Life: 3 years
Best Case: $ 14,400 — Worst Case: $18,500
Lower estimate to replace — Higher estimate
Cost Source: Client Cost History, plus Inflation

Comp #: 2787 Pool Equipment - Repair/Replace **Quantity: Lump Sum Allowance**

Location: Pool equipment room
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 5 years — Remaining Life: 2 years
Best Case: $ 5,150 — Worst Case: $10,300
Lower allowance to repair/replace equipment — Higher allowance
Cost Source: AR Cost Database

Professional Engagements

Comp #: 2060 Reserve Study - Annual Update **Quantity: (1) Engagement**

Location: N/A (Not physical asset/component)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 1 years Remaining Life: 0 years
Best Case: $ 2,580 Worst Case: $4,640
Lower allowance to complete Higher allowance
Cost Source: AR Cost Database/Client Cost History

Comp #: 2062 Milestone Inspection **Quantity: (1) Engagement**

Location: N/A (Not physical asset/component)
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years Remaining Life: 0 years
Best Case: $ 20,600 Worst Case: $30,900
Lower allowance to complete Higher allowance
Cost Source: Estimate Provided by Client

Insurance

Comp #: 2050 Sep. Fund - Insurance Deductible **Quantity: Contingency Fund**

Location: N/A (Not physical asset/component)

Funded?: No. Does not meet National Reserve Study Standards four-part test.

History:

Comments: Both the frequency and severity of insurable events are unpredictable in nature. According to the National Reserve Study Standards, Reserve components must have a predictable remaining useful life in order to be included in a Reserve Study. As such, potential costs related to insurance deductibles are deemed to be too unpredictable for Reserve funding at this time. However, the Client may still elect to allocate funding in the annual budget for hurricane/storm damage and cleanup separate from Reserves. We recommend that such funding be included in the Operating budget, or some other dedicated fund/account for this specific purpose, which can be funded at the discretion of the Association. The Client should also consider obtaining a line of credit for emergency funding purposes.

Useful Life: Remaining Life:

Best Case: Worst Case:

Cost Source: